



Rookery Farm
Church Road | Westhorpe | Suffolk | IP14 4SU

FINE & COUNTRY

CHARMING PERIOD FARMHOUSE



This Grade II * Listed property has great character and period features combined with modern living. The house has three first floor bedrooms and three second floor bedrooms so plenty of room for guests to visit. Located in a small Suffolk village and set in around 0.75 of an acre of grounds (stms) this lovely farmhouse certainly makes for a great country village home.



KEY FEATURES

- A Superb Grade II* Listed Period Farmhouse with some Fabulous Period Features
- Generous Accommodation Throughout
- Six Generous Bedrooms; Two Bathrooms
- Wonderful Kitchen Breakfast Room, Utility Room, Cloakroom and Boot Room
- Formal Dining Room
- Dual Aspect Sitting Room
- Sizeable Plot of around 0.75 acre - (stms)
- Very Useful Large Two Storey Barn within the Grounds
- The Accommodation extends to 3,901sq.ft inc Barn
- No EPC Required

When asked to describe this wonderful home in three words, the current owners chose “welcoming, homely and historic”, and we couldn’t agree more. This is a comfortable and spacious Grade II* listed period farmhouse. It has everything you need to enjoy living in the countryside and boasts superb features.

Features Galore

With a great presence from the roadside, the house has an array of interesting features to excite you. There’s a beautiful stained glass window in one of the bedrooms and a bifurcated staircase, which takes your breath away. The master bedroom boasts an en-suite shower room as well as a walk-in wardrobe. There are a lot of period features around the farmhouse, including a Georgian-style sitting room that perfectly contrasts with the heavily timbered rooms. It’s stunning yet practical and functional for a family. Timbers are on show in the kitchen and second-floor bedrooms, creating a traditional and classic look within the property. The elm floorboards are lovely and in line with the home’s history. You’ll also discover the old servants bells!

Space For Everyone

There is a lot to love about this house. The current owners are big fans of the elegant and charming sitting room and the quirky kitchen. The downdraught extractor built into the induction hob on the kitchen island stands out to them as a key feature. There are six generous bedrooms within the property, all of which are comfortable and traditional in design. With enough space for many people, the farmhouse is ideal for a large family or those with regular guests.





KEY FEATURES

Functional Space

This property isn't short on space, nor does it feel crowded or busy. From room to room, there is an enjoyable flow of functional space. The fabulous kitchen breakfast room is functional, versatile and spacious. It's where family and friends can gather for meals and start the day whilst using the fully equipped kitchen. There is also a dual-aspect sitting room and a formal dining room, which provide a lot of space to relax and socialise. There is a good use of colour in the home, bringing character and boldness to each room which compliments the period features and obvious history. The farmhouse also has a utility room, cloakroom and boot room. It's safe to say that you won't be short of storage space.

The Outside

This lovely home has around 0.75 acres of land, including a useful barn in the garden. A plethora of wildlife visits the garden, and the current owners have seen muntjac deer, pheasants, squirrels and the occasional bird of prey. The rear garden is large and ideal for hosting family gatherings. It's previously been the location for a large birthday celebration, with room for a marquee and seating for extended family. Nestled in a quiet village, the area surrounding the property is peaceful and tranquil. There's a lot of countryside to explore, and birdsong can be heard in the garden.







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INFORMATION



On The Doorstep

The property is within walking distance of the village hall, where events and activities often take place. It's the hub of the Westhorpe community and a place where locals gather. Westhorpe is also close to several country pubs and inns, which offer local ales and seasonal menus. The village of Bacton is around 3 miles away and has a Post Office, Health Centre and Shop. Bury St Edmunds, Diss and Stowmarket are all within a short drive where you will find open-air markets, history, boutique shops and eateries. Both Stowmarket and Diss have mainline rail links between Norwich and London Liverpool Street Station.

Directions

Proceed from the market town of Diss in a southerly direction along the A140 in the direction of Stowmarket. At the White Horse Inn crossroads take a right hand turn in signposted Finningham. On entering the village of Finningham at the crossroads continue straight across onto Westhorpe Road. On entering the village of Westhorpe the property will be found on the left-hand side almost opposite the village church.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property, using the words - butlers, poems, pacemaker.

Services, District Council and Tenure

Oil Central Heating, Mains Electricity, Water & Drainage. Underfloor Heating to the Kitchen/Breakfast Room

Mid Suffolk District Council – Council Tax Band F

Freehold



Total area: approx. 362.4 sq. metres (3901.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, window rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanIt.



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